

1943 Profile of the Arverne, Queens area

from the 1943 *New York City Market Analysis*



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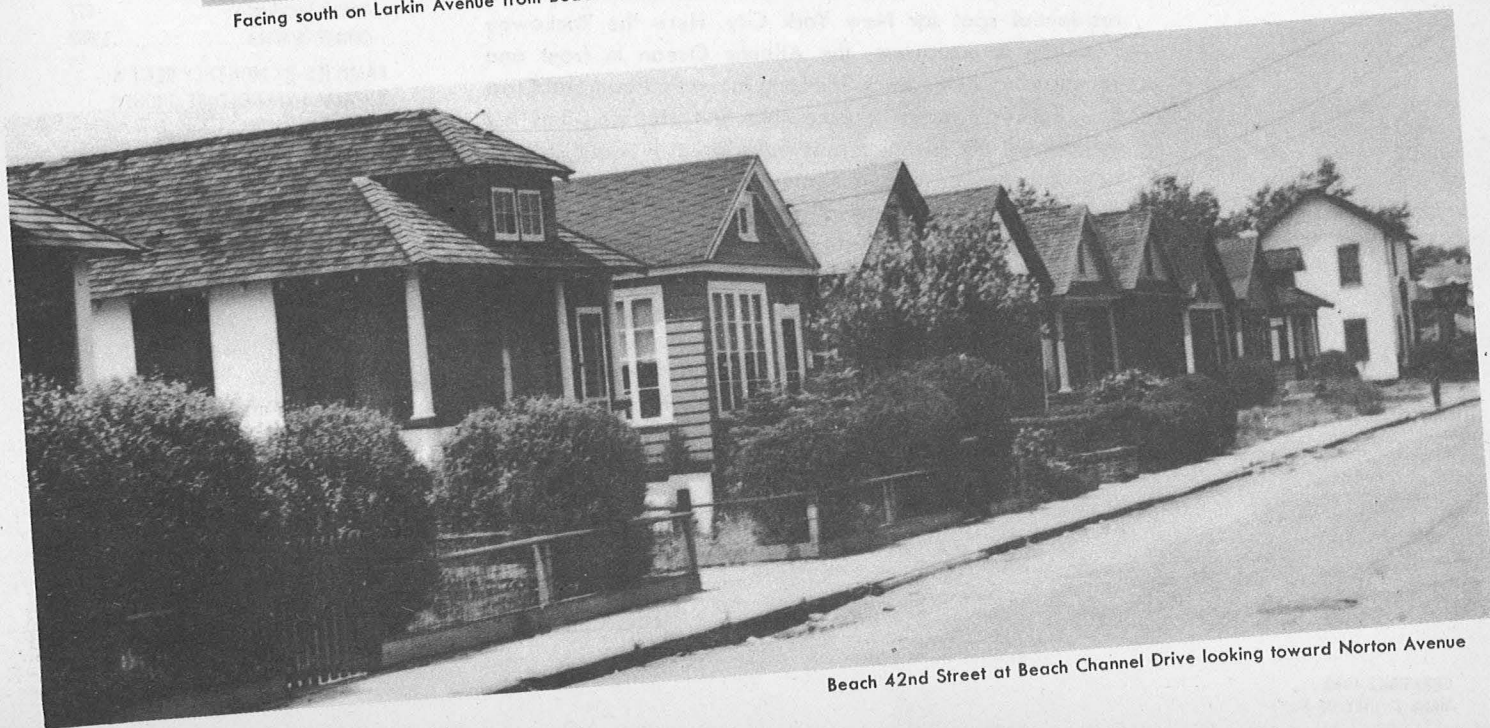
Arverne



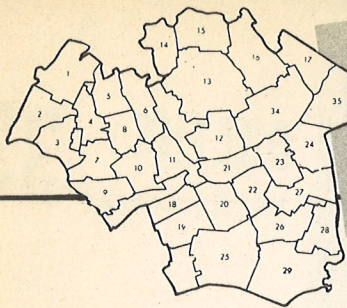
Above: Beach Channel Drive looking from Beach 71st Street toward Beach 70th Street



Facing south on Larkin Avenue from Beach 61st Street



Beach 42nd Street at Beach Channel Drive looking toward Norton Avenue



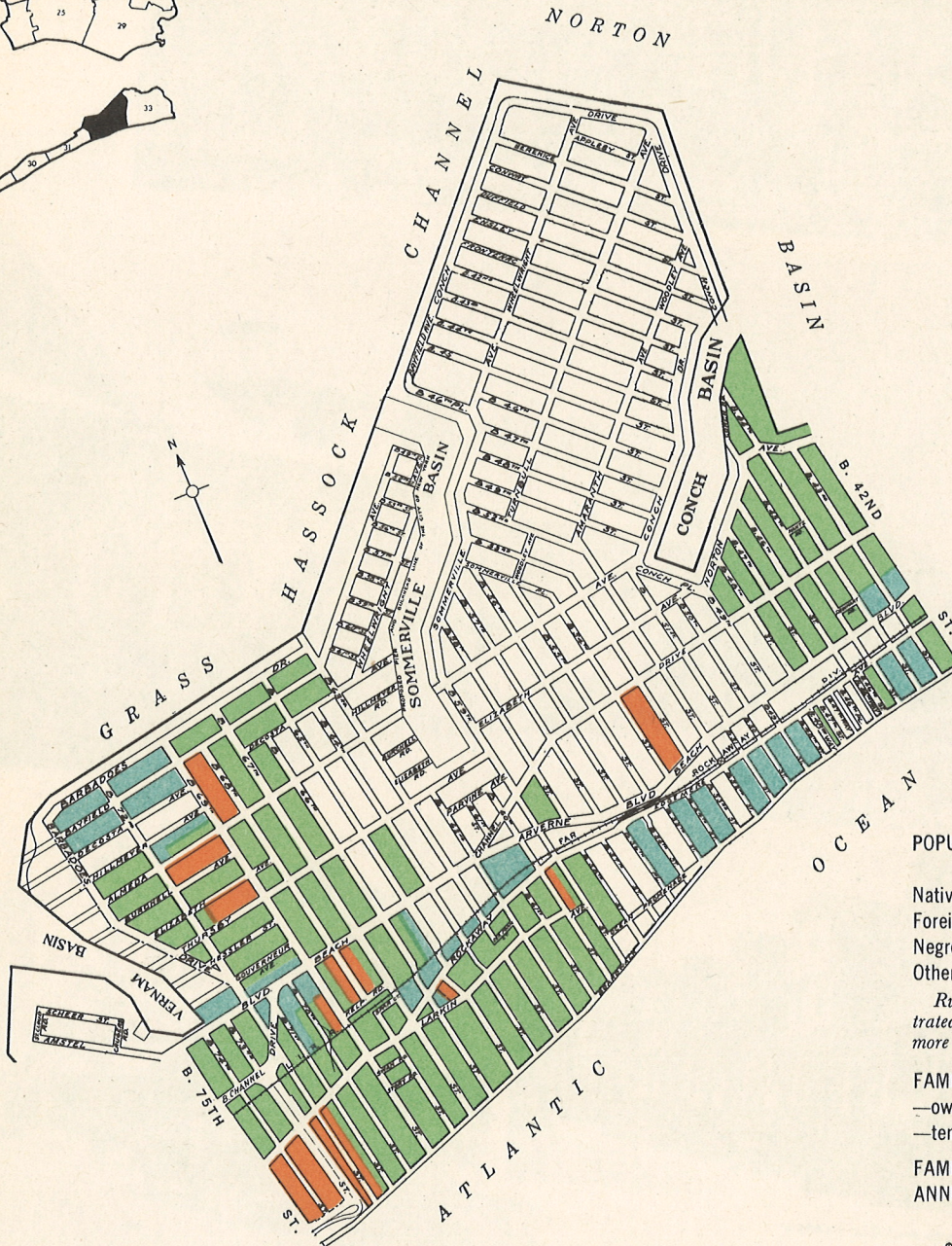
NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
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QUEENS

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Arverne



Winter finds many closed houses in Arverne. Rows of summer bungalows and rooming houses are vacant from September to May. It is the smallest district in Queens, and there are only three in all of New York City with less population. During the last quarter of the nineteenth century, many wealthy New Yorkers had summer homes in Arverne. The permanent population of

Arverne dropped slightly during the 1930-1940 decade. There are wide areas of open spaces, with a few scattered homes. But in summer the ocean front is crowded with New Yorkers who enjoy the temperate summer climate of the Rockaway peninsula. As a market, Arverne is important only during warm weather. Rockaway Beach Boulevard is the principal business street.

POPULATION	5,755
(larger than Cheboygan, Mich.)	
Native white	4,120
Foreign-born white	1,543
Negro	83
Other races	9

Russian and Austrian Jews, concentrated in the southwest corner, include more than half the foreign-born.

FAMILIES	1,505
—owner families	448
—tenant families	1,057

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	13
100-149	6,000-9,999	35
75-99	4,500-5,999	44
50-74	3,000-4,499	300
30-49	1,800-2,999	687
40-49	2,400-2,999	300
30-39	1,800-2,399	387
Under 30	Under 1,800	383
Unknown		43

Median family expenditure	\$2,339
Average family expenditure	\$2,662

RESIDENTIAL STRUCTURES	3,193
—one-family houses	2,203
—two-family houses	531
—three-or-more-family houses	459